

Larry Weber, Board President
Alan Herrington, Board Vice President
Linda Dickens
Michael Page

John McDonald
Ben Campbell
Stuart Whitaker



Minutes from March 15, 2018 Regular Board Meeting
Palestine Economic Development Corporation Board of Directors

Attendance Record:

Larry Weber
Alan Herrington
Linda Dickens
John McDonald
Stuart Whitaker
Ben Campbell
Michael Page, absent
Others Attending:
Greg Laudadio, Interim Director, PEDC
Terry Johnson, Coordinator, PEDC
Danielle Schultz, Project Manager
Rob Thames, Deputy Director Public Works
Tim Kozik, CEO Cartmell Home

A. Call to Order: 11:30 am

The Palestine Economic Development Corporation reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations and Security Devices) and 551.087 (Economic Development) to wit:

B. Public Comment: - None

C. Consideration and Possible Action Concerning: Minutes from PEDC Board Meeting conducted on February 15, 2018 – Alan Herrington made motion to accept meeting minutes and seconded by Stuart Whitaker. Vote was unanimous to approve minutes.

D. Consideration and Possible Action Concerning: Financial Report for February 2018. First motion to approve February financials was made by John McDonald and Linda Dickens seconded that motion. Vote was unanimous to approve February 2018 financials. Greg Laudadio pointed out City of Palestine has had a good four month run of sales tax revenue, but took a small dip in February 2018 compared to last year. PEDC made salary payment catch ups and we are paid through February 2018.

E. Briefing and Discussion Concerning:

1. Economic Development Report

- a. Gene Dixon Apartment Complex 380 Agreement that provided a 25 % tax rebate is done.

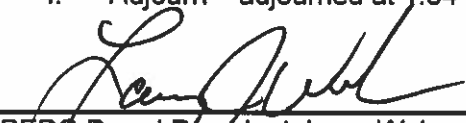
- b. PEDC was recognized at the Athens SBDC breakfast for putting the most dollars into their pipeline, and for our \$5,000 contribution.
 - c. UT Tyler and Innovation Academy STEM Charter School will find a solution for the students and no one expects a closing of the program. UT Tyler is hosting a Town Hall Meeting about one mile from Mathis Building, at Evangelistic Temple, 3011 North Loop 256 on Monday March 19th at 6:30 pm.
2. Business Retention and Expansion Report
 - a. Tim Kozik, CEO of non-profit Cartmell Home reported to PEDC Board concerning their business retention and expansion status in Palestine. Tim talked about the sale of their skilled nursing facility to Southwest LTC, a for profit company. The official sale date is 03-31-18 and all Cartmell Home employees at this facility keep their jobs at the same pay rate. The City of Palestine will continue to receive property tax revenue for all three types of facilities. Cartmell Home will continue to own Windermere and their new Garden Home Community that offers independent living. Once dirt work begins, Tim anticipates the new facility will open within 12 months. The facility will offer 1200 to 1500 square feet of living space, and a Club House for Monday through Friday noon meals. Windermere employees 40 people and the new facility could employ up to 40 more.
3. Main Street Report

Greg Laudadio, reported on visit made to Ennis Main Street on February 26 to explore their downtown successes. The next Palestine Main Street visit will be Lufkin Main Street area, and PEDC Board members are invited to participate. Greg reported the City of Ennis paid for a downtown Master Plan, and they built public restrooms and a gathering place for music and other types of entertainment events in the downtown area. The City of Ennis committed to an 8 million dollar bond for downtown improvements which was key to making the downtown area changes. Ennis Main Street offers Historic Preservation grants that allow for inside improvements to the downtown buildings.
4. Tourism & Marketing update

Greg Laudadio reported the 1836 Chuckwagon Race received \$5,000 in HOT funds because this event does bring in visitors that stay in our local hotels. The event this year begins April 13 and runs through April 22nd, 2018. This information was given when PEDC Board member John McDonald inquired on any funding for 2018 Chuckwagon Race event.
- F. Consideration and Possible Action Concerning: Partnering and cost-sharing with City of Palestine to make improvements downtown – The City of Palestine needs grant money to fix sidewalks and curbs. Alan Herrington and Larry Weber asked for a cost report for curb repairs prior to providing matching funds to paint the Main Street curbs. Rob Thames, Deputy Director of Public Works, reports the cost to paint the 16,234 linear feet of Main Street area is \$9758.40 for materials and labor. Rob will work on getting cost repairs for fixing the broken concrete curb areas and report back to Greg. Greg provided 18 images of curb problems in the downtown area demonstrating the need for curb concrete fixes and a new paint job for all of the curbs in Main Street. No action taken until costs for curb repair are provided to Board.
 - G. Consideration and Possible Action Concerning: The PEDC Board of Directors' Goals and Priorities for 2018 and beyond – Greg asked the PEDC Board to rank their Top 3 areas of focus for 2018. Linda Dickens made the first motion, seconded by Alan Herrington, to state the primary 2018 focus for PEDC is to improve upon assets we already have that includes infrastructure, quality of life, and workforce development. The motion passed unanimously by the PEDC Board.
 - H. Consideration and Possible Action Concerning: Funding for the 2018 Hot Pepper Festival. Danielle

Schultz made a presentation of the 2017 Hot Pepper Festival stating final profits came in at \$17,448. Their goal is to keep profits growing so they can fund the next year's festival. In 2017, PEDC funded \$9,400 and the remainder of 2017 festival funding came from vendors and sponsorships. The 2018 costs for the Kid Zone activities consisting of rides and games has a total 2018 cost of \$11,475. Linda Dickens made a motion to fund the 2018 Hot Pepper Festival for \$5,000 and John McDonald made a counter-motion to fund at \$10,000 and the counter motion was seconded by Stewart Whitaker. The \$10,000 funding did not carry with Alan Herrington, Larry Weber and Linda Dickens voting against the \$10,000 funding. John McDonald proposed \$7,500 in funding and the motion was seconded by Stewart Whitaker. The motion carried for \$7,500 funding for 2018 Hot Pepper Festival with Linda Dickens voting against the \$7,500 funding amount.

- I. Consideration and Possible Action Concerning: Any changes or revisions to existing 2018 grants including the Façade Improvement Grant, the Community Development Grant, Bat & Pigeon Abatement Grant and the Asbestos Abatement Grant, and/or the addition of a new Historic Preservation Matching Fund Grant. – Greg Laudadio discussed the current Main Street Grants with funding amounts below.
Community Development Grant - \$50,000 matching grant
Parks Grant - \$50,000 matching grant
Asbestos Abatement Grant - \$50,000 matching grant
Façade Improvement Grant - \$30,000 matching grant
Bat & Pigeon Abatement Grant - \$25,000 matching grant
Historic Preservation Grant – not created thus far but would allow our downtown historic buildings to have matching grant funds for the inside renovation of their buildings
Larry Weber made a motion to keep the same dollar amount in grant funding, but to remove the name Asbestos Abatement Grant and change to Historic Preservation Grant. The new grant name, Historic Preservation Grant, would allow matching funds for the inside renovations of the historic buildings downtown, or for the asbestos removal of an existing downtown building. Linda Dickens seconded the motion and the motion passed unanimously.
- J. Closed Session – The Board will retire into executive session pursuant to the provisions of Texas Government Code. In accordance with the authority contained in Section 551.071 (consultation with Attorney), 551.074 (Regarding personnel matters), 551.072 (Deliberations regarding Real Estate) and 55.087 (Deliberations regarding economic development).
1. None
- H. Reconvene into Regular Session
TAKE ACTION FROM EXECUTIVE SESSION:
1. None
- I. Adjourn – adjourned at 1:34 pm.

 4-19-18 1:20pm

PEDC Board President, Larry Weber Date Time

 4-19-18 1:20pm

PEDC Administrative Assistant, Terry Johnson Date Time

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